

TLC by CLT

CITY OF CHARLOTTE

HOUSING & NEIGHBORHOOD SERVICES

Invitation to Bid HNS 19-21

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 2114 Jennings St 2118 Jennings St 2122 Jennings St		Targeted Rehabilitation - Lincoln Heights Neighborhood
***DATE CHANGED: Bid Walk: 9/27/18 at 2:00 pm (THURSDAY)		
9/27/18 at \$:00 pm (THURSDAY) 9/27/18 at ଐ :00 pm (THURSDAY)		• •
Bid Opening: 10/4/18 at 2:00	pm (THURSE	DAY)
Client Name: P3 Partners LLC		Lead and rehab
Project Manager: Elizabeth Lamy Contact Number: 704-620-9090		

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid. The day of a bid walk the best way to reach me is at <u>Elizabeth Lamy</u> (cell # 704-620-9090).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.



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***You MUST submit actual start and finish dates for your bid to be considered – even if the dates are to be adjusted later. Submissions such as just a number of weeks, or "upon NTP" will not be accepted.

Company Acknowledgement:			
Company Acknowledgement: The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 2114, 2118, and 2122 Jennings St be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money: All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:			
	Dollars (\$		
Specs Dated:	Number of Pages:		
Addenda # 1 Dated:	Number of Pages:		
Addenda # 2 Dated:	Number of Pages:		
Project Schedule: Minimum Start Date	e - upon issuance of NTP		
Completion Deadline: (please provide projected completion date with bid submission)			
Please Print and Sign:			
Company Name/Firm:			
Authorized Representative Name:			
Signature:	Date:		



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HOUSING & NEIGHBORHOOD SERVICES

Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- Has an Renovate, Repair & Paint Certification (http://www2.epa.gov/lead/renovation-repair-and-painting-program);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
Rehabilitation Specialist
City of Charlotte
Housing and Neighborhood Services
600 E. Trade St.
Charlotte, NC 29202

PH: (704) 336-3333 Cell: (704) 620-9090

HOUSING & NEIGHBORHOOD SERVICES

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address:

2114 Jennings St

Charlotte, NC 28216

Structure Type:

Single Unit

Square Feet:

696

Year Built:

1960 111900

Property Value: Tax Parcel:

07504102

Census Tract;

Property Zone:

Council District 2

Owner:

P3 Partners 25k

Owner Phone:

Cell: (704) 310-1280 xOwner

Program(s):

Tested- HAS LEAD

LeadSafe 2016

Healthy Homes LBP 2016 Targeted FY18 (CDBG Funds)

Vanity/ Counter Top/ Sink

BATHROOM - MAIN

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up, P- trap, supply lines, full port ball type shut-off valves & escutcheon plates. Vanity medicine cabinet/mirror to remain.



Bid Cost: _		_X=	
	Base	Quantity	Total Cost

17" Height Commode Replace

BATHROOM - MAIN

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.



Bid Cost: _		х	=	
	Base	Quan	tity	Total Cost

Fiberglass Bathtub

BATHROOM - MAIN

Install a 5' white Swan or equivalent fiberglass bathtub. Caulk all seams and penetrations. Include new single handled tub/shower diverter valve and drain.

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Bid Cost:		X	= `
	Base	Quantity	Total Cost

Ceramic Wall Tile

BATHROOM - MAIN

Install owner's choice ceramic wall tile over cement fiberboard with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.



Bid Cost: X = Quantity Total Cost

Light Fixture Replace

BATHROOM - MAIN

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.



Bid Cost: X = Guantity Total Cost

GFCI Receptacle 20 AMP

BATHROOM - MAIN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost:		X=	
	Base	Quantity	Total Cost

Grab Bars

BATHROOM - MAIN

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations.

Bid Cost:		Χ	
	Base	Quantity	Total Cost

Prep & Paint Room Semi Gloss

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

	Bid Cost:	x		
		Base	Quantity	Total Cost
Prep & Paint Ceiling			BATHROC	M - MAIN
Remove or cover hardware and accessories not to be painted. fungus, dirt, and dust from surfaces. Fill holes and cracks. Prim with Owner's choice of low VOC acrylic flat latex in all habitable Replace or uncover hardware, fixtures and accessories. Any m	ne all new mate o rooms and lov	rials and spot p w VOC acrylic s	orime existing wit emi-gloss latex i	h acrylic latex. Top coat
	Bid Cost:	x		=
		Base	Quantity	Total Cost
Resilient Flooring			BEDROOM	1
Install 25 year warrantied resilient floor covering per manufactu quarter-round at all perimeters to complete installation.	rer's specificat	ions. Include tra	ansitions and pal	nted or stained wood
	Bid Cost:	Х	;	=
		Base	Quantity	=Total Cost
Prep & Paint Room Flat			BEDROOM	Λ
Remove or cover hardware and accessories not to be painted, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prim with owner's choice of low VOC acrylic FLAT latex. Painting shared or uncover hardware, fixtures and accessories. Any m	ne all new mate all include wall	rials and spot p s and any asso	rime existing wit ciated trim with S	h acrylic latex. Top coat
	Bid Cost:			—
		Base	Quantity	Total Cost
Prep & Paint Ceiling			BEDROOM	<i>.</i>
Remove or cover hardware and accessories not to be painted, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prim with Owner's choice of low VOC acrylic flat latex in all habitable Replace or uncover hardware, fixtures and accessories. Any m	ne all new mate e rooms and lo	rials and spot p w VOC acrylic s	orime existing wit semi-gloss latex i	h acrylic latex. Top coat
	Bid Cost:	x		= Total Cost
		Base	Quantity	Total Cost

Resilient Flooring

BEDROOM 2

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

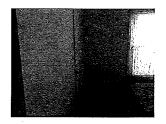
Bid Cost: X =

Base Quantity Total Cost

Prep & Paint Room Flat

BEDROOM 2

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bld Cost: X =

Prep & Paint Ceiling

BEDROOM 2

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: X = Quantity Total Cost

Vapor Barrier

CRAWL SPACE

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape,



Bid Cost: X = Total Cost

Foundation Vent Screen

CRAWL SPACE

Replace foundation vent housing with heavy duty galvanized steel screening.

***Contractor to verify number of vents.



Bid Cost:		X=	:
	Base	Quantity	Total Cost

Insulate Floor R-19

CRAWL SPACE

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.



Attic Insulation Increase to R-38

CRAWL SPACE

Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.



Bid Cost: _	X		
	Base	Quantity	Total Cost

Crawl Space Access Door

EXTERIOR

Exterior

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.

Bid Cost: X = Guantity Total Cost

Prep & Paint Exterior Surfaces

EXTERIOR

Exterior

Prep and paint all exterior painted surfaces. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

***Price should include repairing decayed/damaged wood for the soffit, fascia, and both front porch and rear stoop overhangs, siding, ceiling, and trim; and the exterior sides of the front and rear entry doors.

***Side A & B soffit and Side C& D fascia are on the lead scope. Do not include these areas in this price.



Bid Cost:	beneronstantin	X	=
	Base	Quantity	Total Cost

Repair Window Frame

EXTERIOR

Exterior

Remove replacement window or window sashes as necessary to repair deteriorated or broken window frame. Reinstall sashes or replacement window to form an airtight seal and operate smoothly. Wrap exterior window components with white aluminum coil stock.

***There are (9) total windows. One window will be a complete replacement, so the window count here is wrapping (8) windows.



Bid Cost: _		_X_		
	Base		Quantity	Total Cost

Vinyl Window

EXTERIOR

Exterior

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coll as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill.



Bid Cost:		X=	
	Base	Quantity	Total Cost

R .	
T OKA D COLUMN	
Tear Off & Reroof Shingles	

EXTERIOR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.

	Bid Cost: _	x	, page 1	
		Base	Quantity	Total Cost
Seamless Aluminum Gutter & Downspouts - Install			EXTERIOR	Exterior
Install K- type .027 gauge seamless aluminum gutter to service by owner.	e roof with suff	icient pitch to do	wnspouts. White or l	orown, color choice
	Bid Cost: _	x	=	
		Base	Quantity	Total Cost
Cleaning Exterior Brick			EXTERIOR	Exterior
Clean moss, algae, salt crystals, and any other soil from exterior safe brick/masonry cleaner applied with a natural or synthetic between the control of the				te environmentally-
	Bid Cost: _	x	=	skieren ander de
		Base	Quantity	Total Cost
Light Fixture Exterior - Front Porch			EXTERIOR	Exterior

Total Cost

Quantity

Replace or install a UL approved, LED light fixture.

Aluminum Storm Door - Rear Exit				EXTERIOR	Exterior
Install an aluminum combination storm and screen door. Comp	olete with self c	loser and lo	cking l	hardware.	
	Bid Cost:	Base	_x_	= Quantity	Total Cost
Wooden Porch Frame Columns Remove and Replace.				EXTERIOR	Exterior
	Bid Cost:	Base	x	= Quantity	Total Cost
Electric Service 200 AMP				GENERAL R	EQUIREMENTS
Replace electrical service with new 200 amp, main disconnect service cable, ground rods and cable. Include replacement of	, 110/220 volt, 2 all sub-panels.	24 circuit pa Caulk exter	nel bo lor ser	oard, meter socke vice penetration.	t, weather head,
	5110		v	_	
	Bid Cost:	Base	_^	=	Total Cost
Combination CO / Smoke Detector Hard Wired				GENERAL R	EQUIREMENTS
Install a hard wired combination carbon monoxide and smoke	detector with ba	attery back ı	up.		
	Pid Coats		Y	=	
	più Cost				Total Cost
Curalia Datastas Hayd Wilyad					EQUIREMENTS
Smoke Detector Hard Wired Install UL approved, interconnected, celling mounted smoke a	nd haat datacto	ire narmana	ntly w		-
battery backups in bedrooms and outside of sleeping areas. ***There are (2) bedrooms in this unit.	na neat detecto	us hailligile	iniy W	пеа інцо а гесерії	agie boxes with
	Bid Cost:		_x_	=	

Base

Quantity

Total Cost

Mini-Split HVAC System

GENERAL REQUIREMENTS

Install a ductless, mini-split HVAC system to provide heating and cooling through wall mounted units located in kitchen, living room, and bedrooms. System is to be Energy-Star rated, and be sized to provide at least 18,000 total BTU to cover entire square footage of the home. System is to be controlled by a wall-mounted thermostat.

	Bid Cost:	x	(<u> </u>	, 1 - 7 - 100
		Base	Quantity	Total Cost
Portable Toilet			GENERAL R	EQUIREMENTS
Provide temporary tollet facilities from job start ur	ntil approval of permanent facil	ties.		
	Bid Cost:	x	=_	
	-	Base	Quantity	Total Cost
Permits Required			GENERAL R	EQUIREMENTS
The contractor is responsible obtaining and paying	g for all permits required. Sald	permits shal	l include all items in	this scope of work.
	Bid Cost:	x	=	
		Base	Quantity	Total Cost
House Number			GENERAL R	EQUIREMENTS
Install brass, aluminum, or iron house numbers w Numbers are not permitted to be plastic or sticker		nches tall wi	th a stroke-width of	1/2 inch per Code.
The state of the s	Bid Cost:	v	·	
		Base	Quantity	Total Cost
Dumpster			GENERAL R	EQUIREMENTS
After procuring all required permits, place AS MA debris using dust control methods. Remove dumpaway daily using dump trailers.				
	Bid Cost:	x	=	
		Base	Quantity	Total Cost
Mailbox			GENERAL R	EQUIREMENTS
Remove and Replace				
	Bid Cost:	x		ALVARAM
		Base	Quantity	Total Cost

Replace Receptacles, Switches, and Plates

GENERAL REQUIREMENTS

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This also includes any wall or ceiling damage repairs.

	Bld Cost:	x_	. =	
		Base	Quantity	Total Cost
Prehung Door Interior - All Doors			GENERAL R	EQUIREMENTS
Install a 1- 3/8" prehung, door including casing both sides and ***There are (5) interior doors to be replaced - entry doors for				
	Bid Cost:	x	=	
		Base	Quantity	Total Cost
Exterminate Termites			GENERAL R	EQUIREMENTS
Exterminate for termites, Drill and patch foundation and paven year guarantee with an optional yearly renewable warranty for			ator must be licen	sed and provide a 1
1	Bid Cost:	X	=	
		Base	Quantity	Total Cost
See Attached Lead Scope			GENERAL R	EQUIREMENTS
All work shall be performed in accordance with applicable regularity will be obtained as appropriate. Mecklenburg County requires activities subject to permitting under general conducts.	ulations and sha building permits	ill meet all applic s for Lead Hazard	able building code d Reduction if the	s, Building permits work involves
	Bid Cost:	x	== Quantity	
		Base	Quantity	Total Cost
Resillent Flooring			HALL	
Install 25 year warrantied resilient floor covering per manufact quarter-round at all perimeters to complete installation.	urer's specificat	ions. Include trar	nsitions and painte	ed or stained wood
	Bld Cost:	X_	= Quantity	
à.		Base	Quantity	Total Cost

Prep & Paint Room Flat

HALL

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost:		X=	
	Base	Quantity	Total Cost

Prep & Paint Ceiling

HALL

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost:		X=	=
	Base	Quantity	Total Cost

Cabinets Base

KITCHEN

Replace base cabinets, Cabinets to be constructed of solid maple and plywood. No particle board allowed, See contractor's manual guidelines & specifications for full requirements.



Bid Cost: X =

Base Quantity Total Cost

Counter Tops Replace

KITCHEN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.



Bld Cost:	X		=	
	Base	Quantity	Total Cost	

Cabinets Wall

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

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Bid Cost:		Χ:	
	Base	Quantity	Total Cost

Double Bowl Sink Complete

KITCHEN

KITCHEN

Install a 18 gauge 33" x 22" x 9" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.



Bld Cost:		<u> </u>	
	Base	Quantity	Total Cost

Resilient Flooring

KITCHEN

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost:		Κ=	***************************************
	Base	Quantity	Total Cost

Floor System Repair

KITCHEN

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 10" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.



Bid Cost:		X=	
	Base	Quantity	Total Cost

Refrigerator--18 CF Frost Free

KITCHEN

Dispose of old refrigerator. Install a 2 door, top freeze, frost free refrigerator with at least 18 cubic feet. Owner's choice of color.



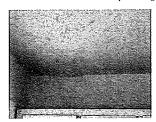
Bid Cost:		_x	=
	Base	Quantity	Total Cost

Prep & Paint Room Semi Gloss

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Price shall include painting the interior side of the exit door.



Bid Cost: _		(=	:
	Base	Quantity	Total Cost

Prep & Paint Ceiling

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost:)	·=	
	Base	Quantity	Total Cost

GFCI Receptacle 20 AMP

KITCHEN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: X = Total Cost

Light Fixture Replace

KITCHEN

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.

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Bid Cost: X = Guantity Total Cost

Water Heater "Lowboy"

KITCHEN

Install a "lowboy", glass lined, high recovery insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.



Bid Cost: ____ = ____ Base Quantity Total Cost

Resilient Flooring

LIVING ROOM

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: X = Total Cost

Prep & Paint Room Flat and Drywall Repair

LIVING ROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Price here shall include extra repair that may be needed for excessive cracking in the walls, and also for painting the interior side of the entry door.



Prep & Paint Ceiling

Signature:

LIVING ROOM

Date:

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and bilstered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

	Bld Cost:	X Base	=Quantity	Total Cost
Removal of Gas Wall Furnace Unit			LIVING ROOM	
Remove wall furnace unit. Properly terminate natural gas line, finish work to close up wall cavity.	and properly d	Ispose of unit.	Work includes all dry	wall repair and
I The state of the	Bid Cost:	х	=	
		Base	Quantity	Total Cost
Certification				
Contractor Name:			Total Cost:	

LEAD ABATEMENT SCOPE OF WORK

& INSTRUCTIONS TO BIDDERS

Address

5-Jul-18 2114 Jennings St

Complete the following scope of work:

item#	Feature	Method	Number	Cost Per unit	COST
1	Exterior - Side A & B Soffit	Scrape loose paint and re-paint.	1		
2	Exterior - Side C & D Fascia	Scrape loose paint and re-paint.	1		

Total

Contractors may submit an occupant protection plan on the form provided.

NOTES: Complete all interior work in a unit in a single day.

- 1 Allow for replacement of 50 board feet of rotted wood.
- 2 Unless otherwise noted any window or door removal and replacement
- 3 includes frame and trim on both sides.
- 4 In lieu of complete removal, window frames may be enclosed with vinyl on.
- 5 Exterior in accordance with all project manual requirements
- 6 Contact El Group to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- 7 Windows being placed in a bathroom need to be tempered glass.

Total	Blo
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Acknowledgement of Addenda (if	any):	
Addendum#		
•		

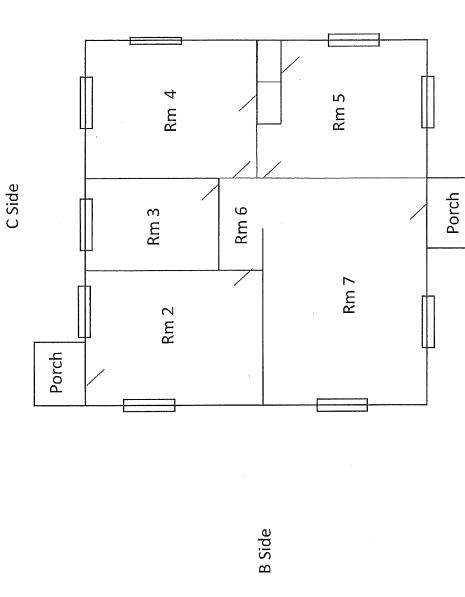
The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone:



2114 Jennings Street Charlotte, NC

A Side

Prepared By: City of Charlotte Housing & Neighborhood Services 600 E. Trade Street Charlotte, NC 28202 (704) 336-7600

Property De	etai	ls
-------------	------	----

Address:

2118 Jennings St

Charlotte, NC 28216

Structure Type:

Single Unit

Square Feet:

696

Year Built: Property Value: 1960 111900

Tax Parcel:

07504102

Census Tract:

Property Zone:

Council District 2

P3 Partners 25k

Tested- NO LEAD

Cell: (704) 392-7449 xTenant

Targeted FY18 (CDBG Funds)

Attic Insulation Increase to R-38

Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to

Bid Cost:

Base

Owner:

Owner Phone:

Program(s):

Quantity

ATTIC

Total Cost

Resilient Flooring

BATHROOM - MAIN

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost:		Χ=	
	Base	Quantity	Total Cost

Floor System Repair

diverter valve and drain.

BATHROOM - MAIN

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.

	Bid Cost:	X Base	=_ Quantity	Total Cost
Vanity/ Counter Top/ Sink Install new vanity cabinet complete with counter top of la single handled metal faucet with drain and pop-up, P-tr Vanity medicine cabinet/mirror to remain.				eformed sink. Include
	Bid Cost:	X Base	=_ Quantity	
17" Height Commode Replace Install a 17" height, 2 piece, close coupled, white, vitreo Include plastic or pressed wood white seat, supply pipe,				
			⊒_ Quantity	Total Cost
Fiberglass Bathtub Install a 5' white Swan or equivalent fiberglass bathtub.	Caulk all seams and	penetrations. In	BATHROOM clude new single ha	

Total Cost

Quantity

Ceramic Wall Tile

BATHROOM - MAIN

Install owner's choice ceramic wall tile over cement fiberboard with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.

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Bid Cost:)	(H	
	Base	Quantity	Total Cost	

Prep & Paint Room Semi Gloss and Drywall Repair

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Work here includes removing the sheet material behind the toilet and replacing with new drywall.

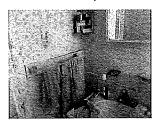


Bld Cost: X =
Base Quantity Total Cost

Accessory Set - 3 Piece Chrome

BATHROOM - MAIN

Install a chrome plated steel bathroom accessory set consisting of a 24" towel bar, hand towel ring, and toilet paper holder.



Bid Cost: X =
Base Quantity Total Cost

Prep & Paint Ceiling

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: _	>	<=	1
	Base	Quantity	Total Cost

Light Fixture Replace

BATHROOM - MAIN

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.

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Bid Cost:		X	=
	Base	Quantity	Total Cost

GFCI Receptacle 20 AMP

BATHROOM - MAIN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: _	<u>_</u> X		=	
	Base	Quantity	Total Cost	

Grab Bars

BATHROOM - MAIN

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations.

Bid Cost: _	X=		
	Base	Quantity	Total Cost

Resilient Flooring

BEDROOM

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



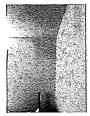
Bid Cost: X =

Base Quantity Total Cost

Prep & Paint Room Flat

BEDROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost:		x	
	Base	Quantity	Total Cost

Prep & Paint Ceiling

BEDROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

	Bid Cost:	х	=	:
		Base	Quantity	Total Cost
Prep & Paint Room Flat			BEDROOM	2
Remove or cover hardware and accessories not to be paint fungus, dirt, and dust from surfaces. Fill holes and cracks. I with owner's choice of low VOC acrylic FLAT latex. Painting Replace or uncover hardware, fixtures and accessories. An	Prime all new mate g shall include wall	erials and spot pi Is and any assoc	ime existing with lated trim with SI	acrylic latex. Top coat
	Bid Cost:	x		
		Base	Quantity	Total Cost
Resilient Flooring			BEDROOM	2
Install 25 year warrantied resilient floor covering per manufquarter-round at all perimeters to complete installation.	acturer's specifica	tions, Include tra	nsitions and pain	ted or stained wood
	Bid Cost: _	x	-	
		Base	Quantity	Total Cost
Prep & Paint Ceiling			BEDROOM	2
Remove or cover hardware and accessories not to be pain fungus, dirt, and dust from surfaces. Fill holes and cracks. With Owner's choice of low VOC acrylic flat latex in all habit	Prime all new mate	erials and spot p	rime existing with	acrylic latex. Top coat

Bid Cost: ___

Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Total Cost

Quantity

Masonry Pier Replace

CRAWL SPACE

Replace leaning pier with masonry pier with mortared joints and poured concrete footing per Code.

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Bid Cost: X = Guantity Total Cost

Insulate Floor R-19

CRAWL SPACE

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.



Bld Cost: X = Total Cost

Vapor Barrier

CRAWL SPACE

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.



Bid Cost: X = Total Cost

Cleaning Exterior Brick

EXTERIOR

Exterior

Clean moss, algae, salt crystals, and any other soil from exterior brick surfaces of the home by using an appropriate environmentally-safe brick/masonry cleaner applied with a natural or synthetic bristle brush. Do not use a wire brush.



Bid Cost: X = Guantity Total Cost

Foundation Vent Screen			EXTERIOR	Exterior
Replace foundation vent housing with heavy duty galvaniz	ed steel screening			
	Bid Cost: _	<u>.</u>		
		Base	Quantity	Total Cost
Prep & Paint Exterior Surfaces			EXTERIOR	Exterior
Prep and paint all exterior painted surfaces. Properly dispondered materials. Caulk and fill all cracks, voids, hole color. All work to be done in a neat & professional manner. ***Price should include repairing decayed/damaged wood celling, and trim; and the exterior sides of the front and real	s, etc. prior to appl . Use care to protec for the soffit, fascia	ying 25-year or ct all surfaces n	better Low VOC pain ot intended for paint	t. Owners choice of coverage.
	Bid Cost:	Х	(=	
		Base	<u> </u>	Total Cost
Crawl Space Access Door			EXTERIOR	Exterior
Install a 3/4" pressure treated plywood access door in a 2"	x 4" pressure treat	ed frame. Prov	vide galvanized iron h	inges and hasp.
	Bid Cost:	х	(=	
	<u></u>	Base	Quantity	Total Cost
Aluminum Storm Door - Rear Entry			EXTERIOR	Exterior
Install an aluminum combination storm and screen door, C	Complete with self o	loser and lockir	ng hardware.	
	Bid Cost:	×	(=	
	_	Base	<u>C</u> ≡ Quantity	Total Cost

Aluminum	Storm	Door -	Front	Entry

EXTERIOR

Exterior

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.



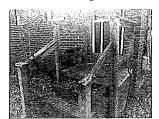
Bid Cost: X = Quantity Total Cost

Install Guards and Handrails - Rear Stoop

EXTERIOR

Exterior

Remove existing and install new Code approved guards for the stoop and handrails for the stairs, constructed of treated lumber.



Bid Cost: X = Cost

Base Quantity Total Cost

Seamless Aluminum Gutter & Downspouts - Install

EXTEROR

Exterior

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.



Bid Cost: X = Quantity Total Cost

Tear Off & Reroof Shingles

EXTEROR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.



Bld Cost: X = Base Quantity Total Cost

Wandan Bauch France Columnia France Bauch			EXTER	OD.	Fire 4 and - o
Wooden Porch Frame Columns - Front Porch			EVIEL	NOK.	Exterior
Remove and Replace					
	Bid Cost:	Base	XQuantit	= y	Total Cost
Mini-Split HVAC System			GENE	RAL REQ	UIREMENTS
Install a ductless, mini-split HVAC system to provide heating a and bedrooms. System is to be Energy-Star rated, and be size the home. System is to be controlled by a wall-mounted them.	zed to provide at	ugh wall mou least 18,000	nted units local total BTU to co	ed in kitch over entire	nen, living room, s square footage of
	Bld Cost:		_X	=	
		Base	Quantit		Total Cost
Exterminate Termites			GENE	RAL REQ	UIREMENTS
Exterminate for termites, Drill and patch foundation and paver year guarantee with an optional yearly renewable warranty for			minator must b	e licensed	l and provide a 1
	Bid Cost:		x	=	
		Base	Quantit		Total Cost
Electric Service 200 AMP			GENE	RAL REQ	UIREMENTS
Replace electrical service with new 200 amp, main disconned service cable, ground rods and cable. Include replacement o	et, 110/220 volt, f all sub-panels.	24 circuit pan Caulk exteric	el board, mete or service pene	r socket, v tration.	veather head,
	Bid Cost:		X	=	
		Base	Quantit	у	Total Cost
Prehung Door Interior - All Doors			GENE	RAL REQ	UIREMENTS
Install a 1-3/8" prehung, door including casing both sides and	d lockset. Match	existing style			
***There are (5) Interior doors to be replaced - entry doors for	r (2) bedrooms,	(2) closets, ar	nd the bathroor	n.	
	Bid Cost:		x	=	
	- Lucione	Base	Quantit	у	Total Cost

Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

	Bid Cost: _		_x_		
		Base		Quantity	Total Cost
moke Detector Hard Wired				GENERAL	REQUIREMENTS
stall UL approved, interconnected, ceiling mounted smo attery backups in bedrooms and outside of sleeping area *There are (2) bedrooms in this unit.		rs permane	ntly wi	ired into a rece	ptacle boxes with
	Bid Cost:		_x_		!
		Base		Quantity	Total Cost
ouse Number				GENERAL	REQUIREMENTS
stall brass, aluminum, or iron house numbers with nails, umbers are not permitted to be plastic or stickers.	Numbers must be	4 inches tall	with a	a stroke-width o	of 1/2 inch per Code.
Company Contract	Bid Cost:		_x_	([†] =	
	Bid Cost:	Base		Quantity	Total Cost
eplace Receptacies, Switches, and Plates				GENERAL	REQUIREMENTS
eplace all receptacles, switches and cover plates throug all or ceiling damage repairs.	hout entire house.	Jse code ap	propr	iate devices. T	his also includes an
	Bid Cost:		_x_		
		Base		Quantity	Total Cost
ermits Required				GENERAL	REQUIREMENTS
ne contractor is responsible obtaining and paying for all	permits required. Sa	id permits s	hall in	clude all Items	in this scope of work
•	Bid Cost:	····	_x_		1
		Base		Quantity	Total Cost
umpster				GENERAL	REQUIREMENTS
ter procuring all required permits, place AS MANY roll-obris using dust control methods. Remove dumpster and vay daily using dump trailers.	off dumpsters as nee d repair any evidenc	ded without e of the dun	t dama npster	aging the site. (s use. Contract	Collect construction or may haul debris
	Bid Cost:		_x_	Quantity	
		Base			Total Cost

Resilient Flooring	HALL			
Install 25 year warrantled resilient floor covering per manufactur quarter-round at all perimeters to complete installation.	rer's specificat	ions. Include trai	nsitions and p	ainted or stained wood
	Bld Cost:	x		
		Base	Quantity	Total Cost
Prep & Paint Room Flat			HALL	
Remove or cover hardware and accessories not to be painted, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prim with owner's choice of low VOC acrylic FLAT latex. Painting sha Replace or uncover hardware, fixtures and accessories. Any many many contents of the painting shadows.	e all new mate all include wall:	rials and spot pr s and any associ	lme existing w ated trim with	ith acrylic latex. Top coat
	Bid Cost:	X		=
		Base	Quantity	Total Cost
Prep & Paint Ceiling			HALL	
Remove or cover hardware and accessories not to be painted.				



Bid Cost: X = _______

Base Quantity Total Cost

Light Fixture Replace

HALL

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.

with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths.

Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost:		X	
	Base	Quantity	Total Cost

esilient Flooring	KITCHEN

Install 25 year warrantied resilient floor covering per manufacturer's specifications, include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bld Cost:		X=	
	Base	Quantity	Total Cost

Floor System Repair

KITCHEN

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.



Bid Cost: X = Guantity Total Cost

Electric Oven

KITCHEN

Dispose of existing oven. Install a 30" electric, self cleaning, single oven with bake and pass broll elements in same cabinet. trim/repair/ paint any opening from oven size differential. Owner's choice of color. Cooktop shall be a smooth surface, no coils.

Cabinets Base

KITCHEN

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.



Bid Cost:	x		
	Base	Quantity	Total Cost

Cabinets Wall

KITCHEN

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

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Bid Cost: X = Total Cost

Double Bowl Sink Complete

KITCHEN

Install a 18 gauge 33" x 22" x 9" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.



Bid Cost: X = Total Cost

Water Heater "Lowboy"

KITCHEN

Install a "lowboy", glass lined, high recovery insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.



Bid Cost: X = ______ Base Quantity Total Cost

GFCI Receptacle 20 AMP

KITCHEN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.



Bid Cost:		x	panel South
	Base	Quantity	Total Cost

Refrigerator--18 CF Frost Free

KITCHEN

Dispose of old refrigerator. Install a 2 door, top freeze, frost free refrigerator with at least 18 cubic feet.



Bid Cost: X = Total Cost

Light Fixture Replace

KITCHEN

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.



Bid Cost: X = Total Cost

Prep & Paint Ceiling

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: X = Cost

Prep & Paint Room Semi Gloss

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: X = Guantity Total Cost

Counter Tops Replace

KITCHEN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.



Bid Cost: _		X=	
	Base	Quantity	Total Cost

Prep & Paint Ceiling

LIVING ROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

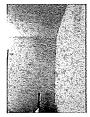


Bid Cost: _		X=	
	Base	Quantity	Total Cost

Prep & Paint Room Flat

LIVING ROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost:	X	=	
	Base	Quantity	Total Cost

Resilient Flooring

LIVING ROOM

Install 25 year warrantied resilient floor covering per manufacturer's specifications, include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bld Cost: _		X=_		
	Base	Quantity	Total Cost	

Removal of Gas Wall Furnace Unit

LIVING ROOM

Remove wall furnace unit. Properly terminate natural gas line, and properly dispose of unit. Work includes all drywall repair and finish work to close up wall cavity.

	Bid Cost:	· x	=		
		Base	Quantity	Total Cost	
Certification					
Contractor Name:			Total Cost:		
Signature:			Date:		

LEAD ABATEMENT SCOPE OF WORK & INSTRUCTIONS TO BIDDERS

A 111---

24-Aug-18

Address

2118 Jennings St

Complete the following scope of work: Item # Feature

#	Feature	Method	Number	Cost Per unit	COST
		Complete specialized cleaning all windows			
1	Interior Window Silis	throughout home,	1		

Total

Contractors may submit an occupant protection plan on the form provided.

NOTES:

- 1 Complete all interior work in a unit in a single day.
- 2 Allow for replacement of 50 board feet of rotted wood.
- 3 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
- 4 In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements.
- 5 Contact El Group to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- 6 Windows being placed in a bathroom need to be tempered glass.

Total Bld

Acknowledgement of Addenda (if an	<i>(</i>):	
Addendum#		Date

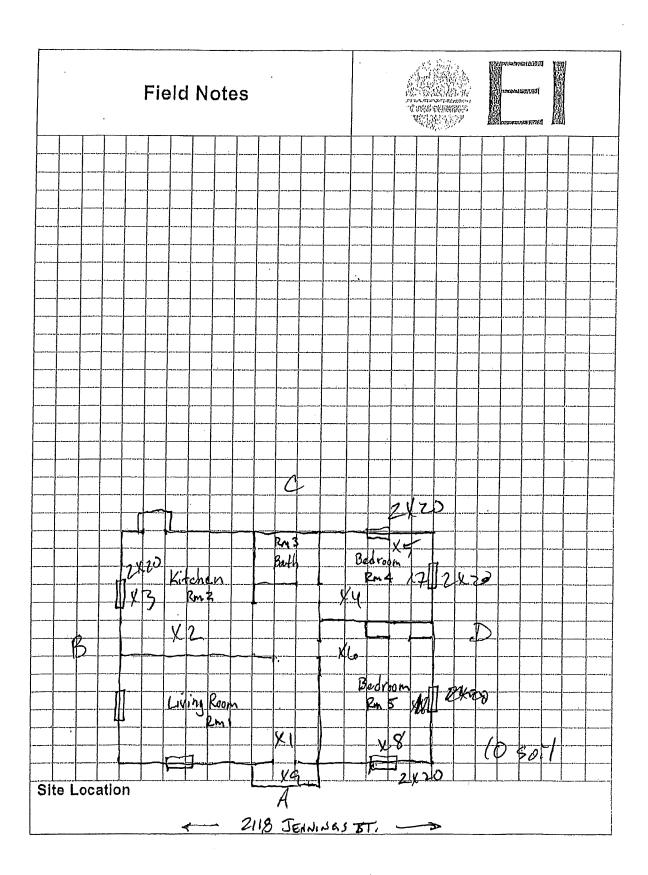
The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone:



Prepared By: City of Charlotte Housing & Neighborhood Services 600 E. Trade Street Charlotte, NC 28202 (704) 336-7600

Pro	perty	Deta	ils
I IU	MCI LA		шк

Address:

2122 Jennings St

Charlotte, NC 28216

Structure Type:

Single Unit

Square Feet:

696

Year Built:

1960

Property Value:

111900 07504102

Tax Parcel: Census Tract:

Property Zone:

Council District 2

Work Specification - City of Charlotte Housing & Neighborhood Services

Owner:

P3 Partners 25k

Owner Phone:

Cell: (704) 659-5286 xProperty Managemer

Program(s):

Healthy Homes

Tested- NO LEAD

Targeted FY18 (CDBG Funds)

Attic Insulation Increase to R-38

ATTIC

Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.

Bid Cost:	x	[=

Base

Quantity

Total Cost

Resilient Flooring

BATHROOM - MAIN

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost:	<u> </u>	(
	Base	Quantity	Total Cost

Vanity/ Counter Top/ Sink

BATHROOM - MAIN

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up, P- trap, supply lines, full port ball type shut-off valves & escutcheon plates. Vanity medicine cabinet/mirror to remain.



Bid Cost: X = Guantity Total Cost

Prep & Paint Room Semi Gloss

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

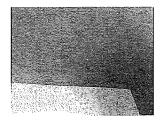


Bid Cost: X = Guantity Total Cost

Prep & Paint Ceiling

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: ____ X = ______ Base Quantity Total Cost

GFCI Receptacle 20 AMP

BATHROOM - MAIN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: X = Base Quantity Total Cost

Fiberglass Bathtub and Shower Surround

BATHROOM - MAIN

Install a 5' white Swan or equivalent 3-piece, fiberglass bathtub and surround. Caulk all seams and penetrations. Include new single handled tub/shower diverter valve and drain.

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Bld Cost:		X	=
	Base	Quantity	Total Cost

17" Height Commode Replace

BATHROOM - MAIN

Install a 17" height, 2 plece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.

	Bid Cost: _	x_		=	
		Base	Quantity		Total Cost
Accessory Set - 3 Piece Chrome			BATHRO	OM - M	AIN
Install a chrome plated steel bathroom accessory set consisting	of a 24" towe	l bar, hand towe	ring, and toile	et paper	holder.
	Bid Cost: _	x_		=	
		Base	Quantity		Total Cost

Prep & Paint Ceiling

BEDROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost:	<u> </u>	(=	,
	Base	Quantity	Total Cost

Resilient Flooring

BEDROOM

Install 25 year warrantied resilient floor covering per manufacturer's specifications, include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost:		Χ=	=
	Base	Quantity	Total Cost

Light Fixture Replace

BEDROOM

Replace or install a celling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps,

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Bid Cost:		X=	
	Base	Quantity	Total Cost

Prep & Paint Room Flat

BEDROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost:		X=	
	Base	Quantity	Total Cost

Resilient Flooring

BEDROOM 2

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost:	×	<u> </u>	I
	Base	Quantity	Total Cost

Prep & Paint Ceiling

BEDROOM 2

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost:		_x	=	
	Base	Quantity	Total Cost	
	,			

Prep & Paint Room Flat

BEDROOM 2

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

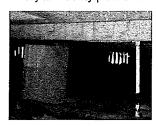
	Bid Cost:	x	=	
		Base	Quantity	Total Cost
Light Fixture Replace			BEDROOM 2	
Replace or install a ceiling mounted 2 bulb or wall mounted	4 bulb strlp, UL a	proved, LED lig	ht fixture with shad	de and lamps.
	Bid Cost:	x	=	
	21d 003t. <u> </u>		Quantity	Total Gost
Vapor Barrier			CRAWL SPA	CE
Lay 6 mil poly vapor barrier on ground in crawl space and 6"	up foundation wa	ılls. Overlap sear	ns by 2' and secur	e with duct tape.
	Did 04:	x	, ,	
	Bid Cost	Base	Quantity	Total Cost
Insulate Floor R-19			CRAWL SPA	CE
Install R-19 Kraft faced batt fiberglass insulation to floor whe teeth" or mesh to hold insulation in place.	re missing. Vapol	barrier must fac	e heated space. l	Jse strong wire, "tiger
	Bid Cost:	x	=	
, net IIIII		Base	Quantity	Total Cost

Masonry Pier Replace

CRAWL SPACE

Replace inadequate pier with new masonry pier with mortared joints and poured concrete footing per Code.

***Multiple piers are not high enough to meet the bottom of the floor framing, and are thus not supporting anything. Contractor to verify how many piers to be rebuilt.



Bid Cost: X = Guantity Total Cost

Seamless Aluminum Gutter & Downspouts - Install

EXTERIOR

Exterior

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.



Bid Cost: X = Total Cost

Foundation Vent Screen

EXTERIOR

Exterior

Replace foundation vent housing with heavy duty galvanized steel screening.



Bid Cost: X =
Base Quantity Total Cost

Aluminum Storm Door - Front Entry

EXTERIOR

Exterior

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware,

Bid Cost:

___X___

Total Cost

Cleaning Exterior Brick

EXTERIOR

Quantity

Exterior

Clean moss, algae, salt crystals, and any other soil from exterior brick surfaces of the home by using an appropriate environmentally-safe brick/masonry cleaner applied with a natural or synthetic bristle brush. Do not use a wire brush.



Bld Cost: X = Total Cost

Crawl Space Access Door

EXTERIOR

Exterior

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.



Bid Cost: X = Total Cost

Install Guards and Handrails - Rear Stoop

EXTERIOR

Exterior

Remove existing and install new Code approved guards for the stoop and handrails for the stairs, constructed of treated lumber.



Bid Cost: X = Cuantity Total Cost

Aluminum Storm Door - Front Entry

EXTERIOR

Exterior

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.



Bid Cost: X = Guantity Total Cost

Prep & Paint Exterior Surfaces

EXTERIOR

Exterior

Prep and paint all exterior painted surfaces. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

***Price should include repairing decayed/damaged wood for the soffit, fascia, and both front porch and rear stoop overhangs, siding, ceiling, and trim; and the exterior sides of the front and rear entry doors.



Bid Cost: X = Guantity Total Cost

Tear Off & Reroof Shingles

EXTERIOR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.

	Bid Cost: _	Base	X = Quantity	Total Cost
Wooden Porch Frame Columns - Front Porch			EXTERIOR	Exterior
Remove and Replace				
	Bid Cost:	Base	X= Quantity	Total Cost
Vinyl Window			EXTERIOR	Exterior
Dispose of window units and any security bars. Field measure windows including half screens. Insulate rough opening. Instal Exterior trim to be wrapped in PVC coated aluminum coil as no installation is to include repairing any damaged header, framin joists and sill. ***Price is to replace the one window that was located in the bars.	l new extensior eeded. Repair a g (to include ki	i jambs, casi all areas disti ng studs, jac	ng and sill as needed urbed by removal and k studs etc.) sub-floo	l, prime and paint. I installation. This
	Bid Cost:		_X=	
	ыц оози. <u>-</u>	Base	Quantity	Total Cost
Hose Bibb			EXTERIOR	Exterior
Install a bronze hose bibb on outside of structure with inside sl silicone caulk.	nut-off valve an	d backflow p	oreventer, Seal exteri	or penetration with

Bid Cost: __

Base

Quantity

Total Cost

Light Fixture Exterior - Rear Stoop			EXTERIOR	Exterior
Replace or install a UL approved, LED light fixture.				
	Bid Cost:		X=_	
		Base	Quantity	Total Cost
Install Guards and Handrails - Front Porch			EXTERIOR	Exterior
Remove existing and install new Code approved guards for	the stoop and har	ndrails for the	stairs, constructed of	treated lumber,
(Management)	Bid Cost:	,	X=_	
		Base	Quantity	Total Cost
Mini-Split HVAC System				QUIREMENTS
Install a ductless, mini-split HVAC system to provide heating and bedrooms. System is to be Energy-Star rated, and be the home. System is to be controlled by a wall-mounted the	sized to provide at	ugh wall moun least 18,000 t	ted units located in ki total BTU to cover ent	tchen, living room, ire square footage of
	Bid Cost:	;	X=	
	-	Base	Quantity	
Portable Tollet			GENERAL RE	QUIREMENTS
Provide temporary toilet facilities from job start until approve	al of permanent fa	cilities,		
	Bid Cost:	:	X=	
	_	Base	Quantity	Total Cost
Permits Required			GENERAL RE	QUIREMENTS
The contractor is responsible obtaining and paying for all pe	ermits required. Sa	ald permits sha	all include all items in	this scope of work,
	Bid Cost:		X=	
			Quantity	Total Cost

House Number

GENERAL REQUIREMENTS

Install brass, aluminum, or iron house numbers with nails. Numbers must be 4 inches tall with a stroke-width of 1/2 inch per Code. Numbers are not permitted to be plastic or stickers.

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Bid Cost:		X=	=
	Base	Quantity	Total Cost

Dumpster

GENERAL REQUIREMENTS

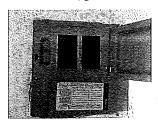
After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

	Bid Cost:	х	=	
		Base	Quantity	Total Cost
Smoke Detector Hard Wired			GENERAL R	EQUIREMENTS
nstall UL approved, interconnected, ceiling mounted smok pattery backups in bedrooms and outside of sleeping areas ***Price is for (2) detectors.		rs permanently v	wired into a recept	acle boxes with
	Bid Cost:	x	=	
		Base	Quantity	Total Cost
Combination CO / Smoke Detector Hard Wired			GENERAL R	EQUIREMENTS
nstall a hard wired combination carbon monoxide and smo	oke detector with be	attery back up.		
•	Bid Cost:	X	=	

Electric Service 200 AMP

GENERAL REQUIREMENTS

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



Bid Cost:	>	(—
	Base	Quantity	Total Cost

Exterminate Termites

GENERAL REQUIREMENTS

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

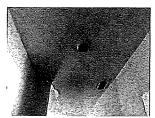
	Bid Cost: _		X <u>,</u> =_	
		Base	Quantity	Total Cost
Replace Receptacles, Switches, and Plates			GENERAL R	EQUIREMENTS
Replace all receptacles, switches and cover plates throughout wall or ceiling damage repairs.	entire house.	Jse code appr	opriate devices. Th	is also includes any
	Bid Cost:)	< <u> </u>	
		Base	K= Quantity	Total Cost
Miscellaneous Plumbing Scope			GENERAL R	EQUIREMENTS
Replumb PVC water lines that are currently improperly installe	d underneath tl	ne home to Co	de.	
	Pid Coots	,	<i>,</i> =	
	Bid Cost:	Base	Quantity	Total Cost
Resillent Flooring			HALL	
Install 25 year warrantied resilient floor covering per manufactu quarter-round at all perimeters to complete installation. ***Price should also include subfloor repair.	urer's specificat	ions. Include tr	ansitions and painte	ed or stained wood
	Bid Cost:)	(=	
		Base	Quantity	Total Cost
Prep & Paint Ceiling			HALL	
Remove or cover hardware and accessories not to be painted. fungus, dirt, and dust from surfaces. Fill holes and cracks. Prin with Owner's choice of low VOC acrylic flat latex in all habitable Replace or uncover hardware, fixtures and accessories. Any many many many many many many many ma	ne all new mate e rooms and lov	rials and spot v VOC acrylic	prime existing with a semi-gloss latex in l	acrylic latex. Top coat



Light F	ixture	Rep	lace
---------	--------	-----	------

HALL

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.



Bid Cost: X = Cuantity Total Cost

Prep & Paint Room Semi Gloss

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and bilstered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: X = Quantity Total Cost

Resilient Flooring

KITCHEN

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



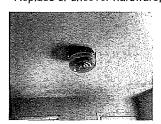
Bid Cost: X =

Base Quantity Total Cost

Prep & Paint Ceiling

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: X =

Base Quantity Total Cost

Electric Oven

KITCHEN

Dispose of wall oven. Install a white, 30" electric, self cleaning, single wall oven with bake and pass broil elements in same cabinet. trim/ repair/ paint any opening from oven size differential.

***Oven should have control knobs on the front above the oven door, and not at the back of appliance. Cooktop shall be a smooth surface, no coils.



Bid Cost: X = Total Cost

Cabinets Base

KITCHEN

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.



Bid Cost; X = Total Cost

Counter Tops Replace

KITCHEN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.



Bid Cost: X =

Base Quantity Total Cost

Double Bowl Sink Complete

KITCHEN

Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.



Bid Cost:		_X	
	Base	Quantity	Total Cost

Cabinets Wall

KITCHEN

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

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Bid Cost: X = Guantity Total Cost

Water Heater "Lowboy"

KITCHEN

Install a "lowboy", glass lined, high recovery insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.



Bid Cost: X = Guantity Total Cost

Refrigerator--18 CF Frost Free

KITCHEN

Dispose of old refrigerator. Install a 2 door, top freeze, frost free refrigerator with at least 18 cubic feet.



Bid Cost: ____ X = ______

Base Quantity Total Cost

GFCI Receptacle 20 AMP

KITCHEN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: X = Cuantity Total Cost

Resilient Flooring

LIVING ROOM

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: _)	(1
	Base	Quantity	Total Cost

Prep & Paint Ceiling

LIVING ROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture regulred shall be included.



Prep & Paint Room Flat

LIVING ROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _	X		=	
	Base	Quantity	Total Cost	

Prep & Paint Door - Front Entry Door

LIVING ROOM

Cover ground with drop cloth. Scrape loose, cracked, peeling, and blistered paint from exterior side of door, jamb, casing and trim. Feather edges and dull gloss with sandpaper. Tack rag all surfaces. Spot prime and topcoat with owner's choices of premixed acrylic latex semi-gloss.

***Price is for painting both interior and exterior sides of the door.



Bid Cost: _	x_		
	Base	Quantity	Total Cost

Removal of Gas Wall Furnace Unit

LIVING ROOM

Remove wall furnace unit. Properly terminate natural gas line, and properly dispose of unit. Work includes all drywall repair and finish work to close up wall cavity.

	Bid Cost:	X	E	,	
		Base	Quantity	Total Cost	
Certification					
Contractor Name:			Total Cost:		
Signature:			Date;		